

# For Sale

Asking Price: €315,000

**Sherry  
FitzGerald**  
Daly Kenmare



Barrakilla,  
Ardgroom,  
Beara,  
Co Cork,  
P75 ND00

**BER D2**

[sherryfitz.ie](http://sherryfitz.ie)



3-bedroom cottage with views towards Ardroom Harbour, Kenmare Bay, and the surrounding mountains and countryside.

Tranquil situation and set on 0.64 acres (0.26 hectares). The grounds are mature and well maintained and consists of a tiered lawn area with trees and shrubs.

Spacious patio area from which you can appreciate the beauty of the Beara Peninsula. Old stone outbuilding 200 sq.ft (18.60 sq.mts)

House has an internal area of about 1,087 sq.ft (101 sq.mts).

Accommodation: GF: Kitchen / living room, sunroom / dining room, study / office, Bedroom, bathroom. FF: 2 bedrooms, wc.

Built in late 1800's and completely renovated in 2004 , keeping many of the features on an Irish country cottage.

Contents included in the sale. List available on request.

3.5km to Ardroom Village, 32 km to Kenmare, 17 km to Castletownbere. , Mountain walks , Beara Way, deep water piers all within close proximity.



### Special Features & Services

- Tranquil location with large patio area.
- Views towards Ardroom Harbour, Kenmare Bay, and the surrounding mountains and countryside.
- Well kept grounds and old stone outbuilding.
- Many features of an Irish cottage.

- **Services:** Sewerage by septic tank, water supply by bored well on site, oil central heating, wired for telephone, electricity supply, SCC wireless broadband in the area.

### Accommodation (Dimensions as per floor plan)

#### Ground Floor

**Kitchen Living room:** Views towards the sea, mountains and surrounding countryside. Tiled floors. Kitchen area contains small solid fuel stove, fitted kitchen with storage presses. 4 ring electric hob with double oven. Linen press with hot water tank. Plumbed for washing machine and dishwasher. Living area contains open fireplace. Fitted bookshelves. TV & telephone points.

**Study / Office:** Views towards the sea, mountains and surrounding countryside. Lofted ceiling. Timber flooring. TV & telephone points.

**Sunroom / Dining room:** Views towards the sea, mountains and surrounding countryside. Tiled floor. Lofted ceiling. Glass patio doors leading to large patio area.

**Bedroom 1:** Timber flooring. TV point.

**Bathroom:** WC, WHB, bath & separate shower area with "Mira" electric shower unit. Tiled flooring.

**Rear Hallway :** Tiled floor. Door to rear yard.

#### First Floor

**Bedroom 2:** Views through skylight towards the sea, mountains and surrounding countryside. Timber flooring. TV & telephone point.

**WC:** WC, WHB.

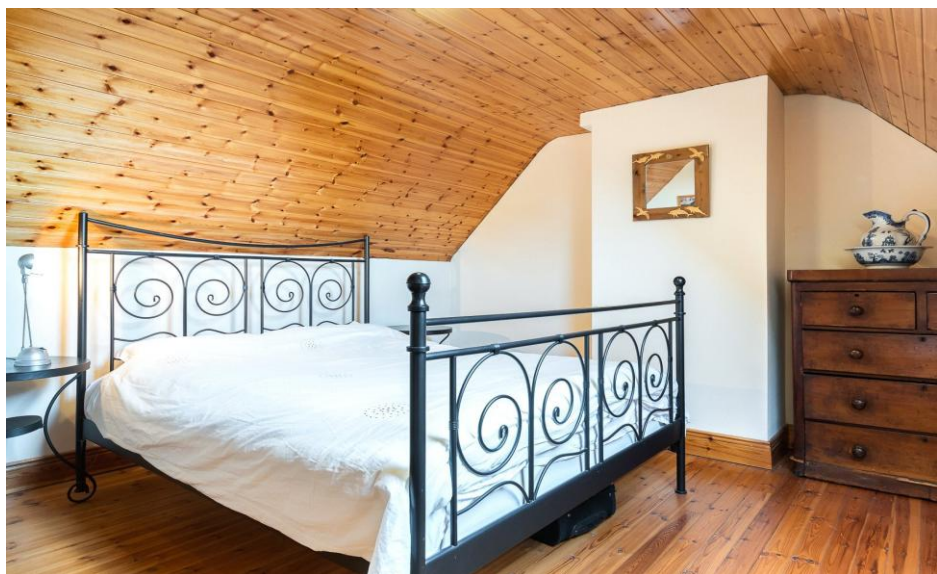
**Bedroom 3:** Views through skylight towards the sea, mountains and surrounding countryside. Timber flooring.

#### Exterior

**Old Stone outbuilding** 6.20m x 3.00m (20'4" x 9'10"): Solid stone walls and galvanized sheeting roof covering. Current used for storage.

**Garden:** On 0.64 acres (0.26 hectares). The grounds are mature and well maintained and consists of a tiered lawn area with trees and shrubs. Spacious patio area. Old stone outbuilding.

**BER** BER D2, BER No. 112874102





**Directions:** EIRECODE: P75 ND00. Leave Kenmare and travel in the direction of Castletownbere. After 31.5 km you will come to a junction (just after you cross into County Cork). There will be a sign at this junction L-95713-6. Turn left off the main road and continue for 300 meters until you come to a junction. Keep right and continue for 200 meters. The entrance to the property will be on your right.



**NEGOTIATOR**

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**CONDITIONS TO BE NOTED:** A full copy of our general brochure conditions can be viewed on our website at <http://www.sherryfitz.ie/terms>, or can be requested from your local Sherry FitzGerald office. We strongly recommend that you familiarize yourself with these general conditions.

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